

Mayra Aponte
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 eXp Realty, LLC



Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 03/03/2023 to 09/04/2022 Building SqFt is 1000 to 1900 Beds is 3 Baths Full is 2 Subdivision is like 'WILLOWCREST*' Zip Code is like '77581'

Market Analysis Summary | Rental

Listings as of 3/3/2023 at 3/3/2023 9:30:37AM, Page 1 of 2



#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	CIs Date	Lease Price	LsP/SqFt	Ls/LP%
1	87419167	2213 Francis Drive	Willowcrest Pearland	No	3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5	11/01/22	\$1,825	\$1.33	100.00
Min					3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00
Max					3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00
Avg					3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00
Med					3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00
1 Total Listings				Avg	3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00
				Med	3	2	0	2	1,375	1969	11,530	\$1,825	\$1.33	5		\$1,825	\$1.33	100.00

Quick Statistics (1 Listings Total)

	Min	Max	Average	Median
List Price	\$1,825	\$1,825	\$1,825	\$1,825
Sold Price	\$1,825	\$1,825	\$1,825	\$1,825
LP/SF	\$1.33	\$1.33	\$1.33	\$1.33
SP/SF	\$1.33	\$1.33	\$1.33	\$1.33

Presented by: Mayra Aponte

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Market Analysis Summary | Single-Family

Listings as of 3/3/2023 at 3/3/2023 9:30:37AM, Page 2 of 2

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%	
Listings: Sold																			
1	24073710	5107 Halbert Drive	Willowcrest	No	3	2	0	2	1,508	1971	8,790	\$255,000	\$169.10	5	02/14/23	\$250,000	\$165.78	98.04	
2	40477133	5112 Francis Drive	Willowcrest Pearland	No	3	2	0	2	1,493	1971	7,924	\$265,000	\$177.49	6	12/30/22	\$259,000	\$173.48	97.74	
			Min		3	2	0	2	1,493	1971	7,924	\$255,000	\$169.10	5		\$250,000	\$165.78	97.74	
			Max		3	2	0	2	1,508	1971	8,790	\$265,000	\$177.49	6		\$259,000	\$173.48	98.04	
			Avg		3	2	0	2	1,501	1971	8,357	\$260,000	\$173.30	6		\$254,500	\$169.63	97.89	
			Med		3	2	0	2	1,501	1971	8,357	\$260,000	\$173.30	6		\$254,500	\$169.63	97.89	
	2	Total Listings	Avg		3	2	0	2	1,501	1971	8,357	\$260,000	\$173.30	6		\$254,500	\$169.63	97.89	
			Med		3	2	0	2	1,501	1971	8,357	\$260,000	\$173.30	6		\$254,500	\$169.63	97.89	

Quick Statistics (2 Listings Total)

	Min	Max	Average	Median
List Price	\$255,000	\$265,000	\$260,000	\$260,000
Sold Price	\$250,000	\$259,000	\$254,500	\$254,500
Adj. Sold Price	\$249,800	\$255,000	\$252,400	\$252,400
LP/SF	\$169.10	\$177.49	\$173.30	\$173.30
SP/SF	\$1.33	\$173.48	\$113.53	\$165.78
Adj. SP/SF	\$165.65	\$170.80	\$168.23	\$168.23

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